

017.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

638,800 / 638,800

USE VALUE:

638,800 / 638,800

ASSESSED:

638,800 / 638,800

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 58 |        | MOTT ST, ARLINGTON    |

| OWNERSHIP                         | Unit #: |
|-----------------------------------|---------|
| Owner 1: FIORE JOSEPH A & ELSIE C |         |
| Owner 2:                          |         |
| Owner 3:                          |         |
| Street 1: 58 MOTT ST              |         |
| Street 2:                         |         |

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

| Owner 1:  |
|-----------|
| Owner 2:  |
| Street 1: |
| Twn/City: |
| St/Prov:  |
| Postal:   |

## NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6030        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.00 | 1     |             |           |        |   |        |   |        |   | 480,721         |           |   |           |        |      | 480,700   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 6030.000  | 158,100        |            | 480,700    | 638,800     |                   | 12355     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 07/25/18  |



**Patriot**  
Properties Inc.

## USER DEFINED

|                |            |
|----------------|------------|
| Prior Id # 1:  | 12355      |
| Prior Id # 2:  |            |
| Prior Id # 3:  |            |
| Prior Id # 1:  | 12/10/2020 |
| Prior Id # 2:  | 12/18/2019 |
| Prior Id # 3:  | 1/3/2019   |
| LAST REV       |            |
| Date           | Time       |
| 12/29/21       | 20:03:14   |
| ASR Map:       |            |
| Fact Dist:     |            |
| Reval Dist:    |            |
| Year:          |            |
| LandReason:    |            |
| BldReason:     |            |
| CivilDistrict: |            |
| Ratio:         |            |

!1483!

## PRINT

| Date     | Time     |
|----------|----------|
| 12/29/21 | 20:03:14 |
| apro     |          |
| 1483     |          |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 158,100    | 0         | 6,030.    | 480,700    | 638,800     |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 152,500    | 0         | 6,030.    | 480,700    | 633,200     |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 152,500    | 0         | 6,030.    | 480,700    | 633,200     |               | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 142,800    | 0         | 6,030.    | 510,800    | 653,600     |               | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 154,000    | 0         | 6,030.    | 372,600    | 526,600     |               | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 154,000    | 0         | 6,030.    | 324,500    | 478,500     |               | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 154,000    | 0         | 6,030.    | 276,400    | 430,400     |               | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 143,900    | 0         | 6,030.    | 270,400    | 414,300     |               | Year End Roll | 12/11/2014 |

## SALES INFORMATION

| Grantor | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|---------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
|         | 8857-37   |      | 1/1/1901 | Family    |            | No | No  | N     |       |

| BUILDING PERMITS |        |          |        |     |            |          |            |                    |           |              |     | ACTIVITY INFORMATION |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            | Date      | Result       | By  | Name                 |  |  |  |  |  |  |  |  |  |  |  |
| 1/30/2012        | 101    | Wood Dec | 1,500  | C   |            |          |            | replace existing d | 7/25/2018 | MEAS&NOTICE  | PH  | Patrick H            |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                    | 5/8/2009  | Meas/Inspect | 372 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                    | 9/29/1999 | Meas/Inspect | 243 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                    | 2/1/1992  |              | PM  | Peter M              |  |  |  |  |  |  |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

| EXTERIOR INFORMATION         |                              |                      |                 | BATH FEATURES                                    |          |           |       | COMMENTS                |            |          |      | SKETCH            |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|------------------------------|------------------------------|----------------------|-----------------|--|----------|-----------|-------|-------------------------|------------|----------|------|-------------------|---|-------------|------------|------------|-----------------------------------|----------|--------|---------|--------|----|-------|--|--|--|--|--|--|--|--|
| Type: 5 - Cape               | 1T - 1 & 3/4 Sty             | Full Bath: 1         | Rating: Average | ROTEN WINDOW CASINGS, WDK & SOME BAD HWOOD FLRS. |          |           |       | 28                      |            |          |      | 9                 |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| (Liv) Units: 1               | Total: 1                     | A Bath:              | Rating:         |  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Foundation: 1 - Concrete     | Frame: 1 - Wood              | 3/4 Bath:            | Rating:         |  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Prime Wall: 1 - Wood Shingle | Sec Wall:                    | A 3QBth:             | Rating:         |  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              | %                            | 1/2 Bath:            | Rating:         |  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              | A HBth:              | Rating:         |  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              | OthrFix:             | Rating:         |  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Roof Struct: 1 - Gable       | Roof Cover: 1 - Asphalt Shgl | OTHER FEATURES       |                 | 1st Res Grid Desc: Line 1 # Units 1              |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Color: WHITE                 | View / Desir:                | Kits: 1              | Rating: Average | Level  | FY       | LR        | DR    | D                       | K          | FR       | RR   | BR                | FB                                      | HB          | L          | O          |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| GENERAL INFORMATION          |                              |                      |                 | A Kits:  | Rating:  | Other     |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Grade: C - Average           | Year Blt: 1948               | Eff Yr Blt:          | Alt LUC:        | Frpl:  | Rating:  | Upper     |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Jurisdict:                   |                              | Fact: .              | WSFlue:         | Rating:  | Lvl 2    |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Const Mod:                   |                              |                      |                 | Lvl 1  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Lump Sum Adj:                |                              |                      |                 | Lower  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| INTERIOR INFORMATION         |                              |                      |                 | TOTALS   |          |           |       | RMs: 6                  | BRs: 3     | Baths: 1 | HB   |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| DEPRECIATION                 |                              |                      |                 | REMODELING                                       |          |           |       | RES BREAKDOWN           |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Avg Ht/FL: STD               | Prim Int Wal: 2 - Plaster    | Phys Cond: FR - Fair | 40. %           | Exterior:  | No Unit  | RMS       | BRS   | FL                      |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Sec Int Wall:                |                              | Functional:          | %               | Interior:  | 1        | 6         | 3     |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Partition: T - Typical       |                              | Economic:            | %               | Additions:                                       |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Prim Floors: 3 - Hardwood    |                              | Special:             | %               | Kitchen:   |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Sec Floors:                  | %                            | Override:            | %               | Baths:   |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Bsmnt Flr: 12 - Concrete     |                              | Total: 40.3 %        |                 | Plumbing:  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Subfloor:                    |                              |                      |                 | Electric:  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Bsmnt Gar:                   |                              |                      |                 | Heating:   |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Electric: 3 - Typical        |                              |                      |                 | General:   | 1        | 6         | 3     |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Insulation: 2 - Typical      |                              |                      |                 | CALC SUMMARY                                     |          |           |       | COMPARABLE SALES        |            |          |      | SUB AREA          |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Int vs Ext: S                |                              |                      |                 | Basic \$ / SQ: 110.00                            |          |           |       | Rate                    | Parcel ID  | Typ      | Date | Sale Price        | SUB AREA DETAIL                         |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Heat Fuel: 1 - Oil           |                              |                      |                 | Size Adj.: 1.35000002                            |          |           |       |                         |            |          |      |                   | Code                                    | Description | Area - SQ  | Rate - AV  | Undepr Value                      | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |  |  |  |  |  |  |  |  |
| Heat Type: 3 - Forced H/W    |                              |                      |                 | Const Adj.: 0.99989998                           |          |           |       |                         |            |          |      |                   | BMT                                     | Basement    | 672        | 44.550     | 29,935                            |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| # Heat Sys: 1                |                              |                      |                 | Adj \$ / SQ: 148.485                             |          |           |       |                         |            |          |      |                   | FFL                                     | First Floor | 672        | 148.490    | 99,782                            |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| % Heated: 100                |                              |                      |                 | Other Features: 55000                            |          |           |       |                         |            |          |      |                   | TQS                                     | 3/4 Story   | 504        | 148.490    | 74,837                            |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Solar HW: NO                 | Central Vac: NO              |                      |                 | Grade Factor: 1.00                               |          |           |       |                         |            |          |      |                   | GAR                                     | Garage      | 180        | 28.890     | 5,199                             |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| % Com Wal                    | % Sprinkled                  |                      |                 | NBHD Inf: 1.00000000                             |          |           |       |                         |            |          |      |                   | Net Sketched Area: 2,028 Total: 209,753 |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | NBHD Mod:  |          |           |       |                         |            |          |      |                   | Size Ad                                 | 1176        | Gross Area | 2196       | FinArea                           | 1176     |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | LUC Factor: 1.00                                 |          |           |       |                         |            |          |      |                   | IMAGE                                   |             |            |            | AssessPro Patriot Properties, Inc |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Adj Total: 264753                                |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Depreciation: 106695                             |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Depreciated Total: 158057                        |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | WtAv\$/SQ: 110.00                                |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | AvRate: 148.485                                  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Ind.Val: 148.49                                  |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Juris. Factor: 1.00                              |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Special Features: 0                              |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Final Total: 158100                              |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Val/Su Net: 77.96                                |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
|                              |                              |                      |                 | Val/Su SzAd: 134.44                              |          |           |       |                         |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| MOBILE HOME                  |                              |                      |                 | Make:  | Model:   | Serial #: | Year: | Color:                  |            |          |      |                   |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| SPEC FEATURES/YARD ITEMS     |                              |                      |                 |  |          |           |       | PARCEL ID               |            |          |      | 017.0-0005-0005.0 |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| Code                         | Description                  | A                    | Y/S             | Qty  | Size/Dim | Qual      | Con   | Year                    | Unit Price | D/S      | Dep  | LUC               | Fact                                    | NB Fa       | Appr Value | JCod JFact | Juris. Value                      |          |        |         |        |    |       |  |  |  |  |  |  |  |  |
| More: N                      |                              |                      |                 | Total Yard Items:                                |          |           |       | Total Special Features: |            |          |      | Total:            |   |             |            |            |                                   |          |        |         |        |    |       |  |  |  |  |  |  |  |  |